



## Retail For Sale

### Property Name:

**Location:** 23055 Telegraph Road  
**City, State:** Southfield, MI  
**Cross Streets:** W. Nine Mile Road  
**County:** Oakland  
**Zoning:** B-3  
**Year Built:** 1989

|                                   |         |                          |                   |
|-----------------------------------|---------|--------------------------|-------------------|
| <b>Total Building Sq. Ft.:</b>    | 4,242   | <b>Property Type:</b>    | Bank              |
| <b>Available Sq. Ft.:</b>         | 4,242   | <b>Bldg. Dimensions:</b> | N/A               |
| <b>Min Cont. Sq. Ft.:</b>         | 4,242   | <b>Total Acreage:</b>    | 1.66              |
| <b>Max Cont. Sq. Ft.:</b>         | 4,242   | <b>Land Dimensions:</b>  | N/A               |
| <b>Ceiling Height:</b>            | 12'     | <b>Parking:</b>          | 40, Surface       |
| <b>Overhead Door(s) / Height:</b> | 0       | <b>Curb Cuts:</b>        | 3                 |
| <b>Exterior Construction:</b>     | Masonry | <b>Power:</b>            | N/A               |
| <b>Structural System:</b>         | N/A     | <b>Restrooms:</b>        | Yes               |
| <b>Heating:</b>                   | Yes     | <b>Sprinklers:</b>       | No                |
| <b>Air-Conditioning:</b>          | Yes     | <b>Signage:</b>          | Building/Monument |
| <b>Basement:</b>                  | No      | <b>Roof:</b>             | N/A               |
| <b>Number of Stories:</b>         | 0       | <b>Floors:</b>           | N/A               |
| <b>Condition:</b>                 | N/A     | <b>Delivery Area:</b>    | N/A               |

|                               |                           |                 |                      |                      |                                |
|-------------------------------|---------------------------|-----------------|----------------------|----------------------|--------------------------------|
| <b>Population:</b>            | <b>Median HH Income:</b>  | <b>Traffic:</b> | <b>Yr:</b> 2025      | <b>Count:</b> 56,000 | Telegraph Rd. N. of 9 Mile Rd. |
| <b>1 Mile:</b> 5,729          | <b>1 Mile:</b> \$80,680   | <b>Yr:</b> 2025 | <b>Count:</b> 53,510 |                      | Telegraph Rd. S. of 9 Mile Rd. |
| <b>3 Miles:</b> 90,950        | <b>3 Miles:</b> \$64,209  | <b>Yr:</b> 2025 | <b>Count:</b> 13,668 |                      | 9 Mile Rd. E. of Telegraph Rd. |
| <b>5 Miles:</b> 273,214       | <b>5 Miles:</b> \$73,998  | <b>Yr:</b> 2025 | <b>Count:</b> 14,957 |                      | 9 Mile Rd. W. of Telegraph Rd. |
| <b>Current Tenant(s):</b> N/A | <b>Major Tenants:</b> N/A |                 |                      |                      |                                |

|                          |                             |                               |             |
|--------------------------|-----------------------------|-------------------------------|-------------|
| <b>Sale Price:</b>       | \$2,299,000 (\$541.96/sqft) | <b>Improvement Allowance:</b> | N/A         |
| <b>Sale Terms:</b>       | N/A                         | <b>Assessor #:</b>            | N/A         |
| <b>Security Deposit:</b> | N/A                         | <b>Date Available:</b>        | Immediately |
| <b>Options:</b>          | N/A                         |                               |             |
| <b>Taxes:</b>            | \$38,095.48 (2025/26)       |                               |             |
| <b>TD:</b>               | N/A                         |                               |             |
| <b>Parcel #:</b>         | 24-29-476-024               |                               |             |

|                            |                      |
|----------------------------|----------------------|
| <b>Utilities</b>           | <b>Electric:</b> Yes |
| <b>Sanitary Sewer:</b> Yes | <b>Gas:</b> Yes      |
| <b>Storm Sewer:</b> Yes    | <b>Water:</b> Yes    |

**Tenant Responsibilities:** N/A

**Comments:** Rare development opportunity along the highly traveled Telegraph Road corridor in Southfield. Site approved for conveyor-type car wash development with plans and drawings available. Excellent visibility with Telegraph & 9 Mile Roads access. Potential alternative uses include automotive service, QSR/drive-thru, financial institution, coffee, medical and commercial uses. Contact Broker for additional information.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com  
 Anatola Sesi, (248) 359-0629, asesi@signatureassociates.com

